



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, June 13, 2016**

RECEIVED TOWN CLERK
GRAFTON, MA
2016 JUN 9 PM 2 35

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Reorganization of the Planning Board
- B. Request for Determination of Completion – “Brookmeadow Village” Subdivision – Taft Mill Road & Brookmeadow Lane – Phase I
- C. Draft Decision: Project Plan Review (PPR 2016-1) – Equine Sports Medicine Center – Tufts University / Cummings School of Veterinary Medicine (Applicant) / Trustees of Tufts College (Owner) – Site located at 53 Willard Street.
- D. Draft Decision: Special Permit (SP 2016-7) & Site Plan Approval – Accessory Apartment – Georgia & George Haralambous (Applicant/Owner) – 8 Powerline Drive
- E. Request for Lot Release – Magill Associates, Inc. – “Highfields” Subdivision – Magill Drive
- F. Request for Approval Not Required (ANR 2016-7): 104 Creeper Hill Road – Town Of Grafton (Owner). Said property is shown on Grafton Assessor’s Map 17, Lot 8 and located in a Community Business (CB) zoning district.

3. General Business

- A. Bills
- B. Staff Report
- C. Correspondence
- D. Meeting Minutes from Planning Board Meeting on March 4, 2015
- E. Meeting Minutes from Planning Board Meeting on April 25, 2016
- F. Meeting Minutes from Planning Board Meeting on May 16, 2016

4. Reports From Planning Board Representatives On Town Committees And CMRPC

*** The Board reserves the right to take agenda items out of order. ***

5. Public Hearings

- A. (7:30 P.M.) Special Permit (SP 2016-3) & Site Plan Approval – “Super Park” Recreational Facilities - Town of Grafton (Applicant/Owner) – 4-6 Upton Street.** A continued Public Hearing to consider an application to construct a public recreational facility (known as “Super Park”) on property shown as Assessor’s Map 74, Lots 89 & 90. (Cont. from 5/16/16). *Please be advised that the applicant has requested a continuance to June 27, 2016.*
- B. (7:30 P.M.) Special Permit (SP 2016-5) & Site Plan Approval – Trinity Ave Pump Station – Grafton Water District (Applicant/Owner) – 25R Trinity Ave.** A continued Public Hearing to consider the application for Special Permit & Site Plan Approval for the construction of a proposed pump station with associated utilities and site work for the Grafton Water District on property shown as Assessors Map 98, Lot 121. (Cont. from 5/16/16)
- C. (7:30 P.M.) Modification of a Special Permit (SP 2014-9.1) & Site Plan Approval – Borrego Solar (Applicant) / Christy Pease – Owner) – 79 Old Upton Road.** A Public Hearing to consider an application to modify the Special Permit and Site Plan Approval of a Solar Facility, specifically to request to allow for landscape modifications as well as the addition of a stone wall and screening fence, on property located at 79 Old Upton Road, on property shown as Assessor’s Map 85, Lot 3. *Please be advised that the applicant has requested a continuance to July 11, 2016.*
- D. (7:30 P.M.) Site Plan Approval (SPA 2016-2) – Theroux Dental – Marc & Tina Theroux (Applicant) / Helen Bulger (Owner) – 103 Worcester Street.** A continued Public Hearing to consider the application for Site Plan Approval for an office of medical and dental practitioners/professional office in excess of 5,000 sq. ft., on property shown as Assessor’s Map 46, Lot 19. (Cont. from 5/16/16)
- E. (7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa Casa Builders & Developer’s Corp. (Owner/Applicant) – 88 Adams Road.** A continued Public Hearing to consider the application for a Special Permit and Site Plan Approval for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan for a Residential Development (39-lot Conventional / 39-lot Flexible) on property located at 88 Adams Road, on property shown as Assessor’s Map 32, Lot 10. (Continued from 5/16/16). *Please be advised that the applicant has requested a continuance to June 27, 2016.*

6. Any Other Items Which May Lawfully Come Before The Board

7. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)

8. Adjournment